

GENERAL INFORMATION

Subject

Request	-	Zone Change from CO-Office Commercial to RD6-Duplex Residential
Location	-	1839 Tremainsville (4123 Hearthstone Place)
Applicant + Owner	-	Janet Flood 1839 Tremainsville Road Toledo OH 43613

Site Description

Zoning	-	CO-Office Commercial
Area	-	± 0.23 acres
Frontage	-	± 38' along Tremainsville Road ± 90' along Hearthstone Place
Existing Use	-	Multifamily dwelling
Proposed Use	-	Single-family dwelling

Area Description

North	-	Vacant industrial / IG
South	-	Single-family residences / RD6
East	-	Daycare, single family residences / CO & RD6
West	-	Single-family residences / IL

Parcel History

Z-595-07	-	Zone change from CO-Office Commercial to RD6-Duplex Residential (downzoning) for various parcels at Tremainsville and Hearthstone. (PC approved 12/6/2007. CC approved 1/9/2008. Ord. 62-08 passed 1/29/2008). <i>Subject parcel omitted from staff report and final ordinance at owner's request.</i>
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Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant is requesting a Zone Change from CO-Office Commercial to RD6-Duplex Residential at 1839 Tremainsville Road (4123 Hearthstone Place). The site consists of a residential structure and an off-street parking area. Surrounding land uses include vacant industrial land (formerly Dupont Chemical) to the north, single-family residences to the south, a daycare and single-family homes to the east, and single-family homes to the west.

The applicant is requesting a Zone Change to use the property as a single-family dwelling. Under the current CO-Office Commercial Zoning District, single-family dwellings are not permitted. The home is considered legal non-conforming and would not be able to be rebuilt if destroyed beyond seventy-five percent (75%) of its fair market value per TMC§1114.0205(C). Legal non-conforming statuses can cause complications for home-insurance, home resale, and other financial considerations. The vast majority of commercial uses are not appropriate for this location due to the limited lot width and secondary frontage on a low-density residential road.

There is an existing, legal nonconforming off-street parking area on the property. It shall be noted that the parking area can continue to exist and be maintained, as per TMC§1114.0600. However, it may not be expanded and it shall only be used for off-street parking for residents who reside in the structure.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Plan targets this site for Neighborhood Mixed-Use land uses. Neighborhood Mixed-Use is intended to preserve and promote pedestrian-oriented commercial and mixed-use areas. Residential uses are ideally medium to high-density, with duplexes, triplexes, or apartments located near pedestrian-oriented commercial uses. Staff supports a Zone Change for the subject property as it would allow medium density housing.

Staff recommends approval of the proposed rezoning because it is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of a request for Z25-0037, a request for a Zone Change from CO-Office Commercial to RD6-Duplex Residential for 1839 Tremainsville Road (4123 Hearthstone Place), to the Toledo City Council for the following reason:

1. The proposed zone change is consistent with the Comprehensive Plan and the stated purpose of this Zoning Code (TMC§1111.0606(A) – Review & Decision-Making Criteria).

REF: Z25-0037... January 15, 2026

ZONE CHANGE
TOLEDO PLAN COMMISSION
REF: Z25-0037
DATE: January 15, 2026
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: February 18, 2026
TIME: 4:00 P.M.

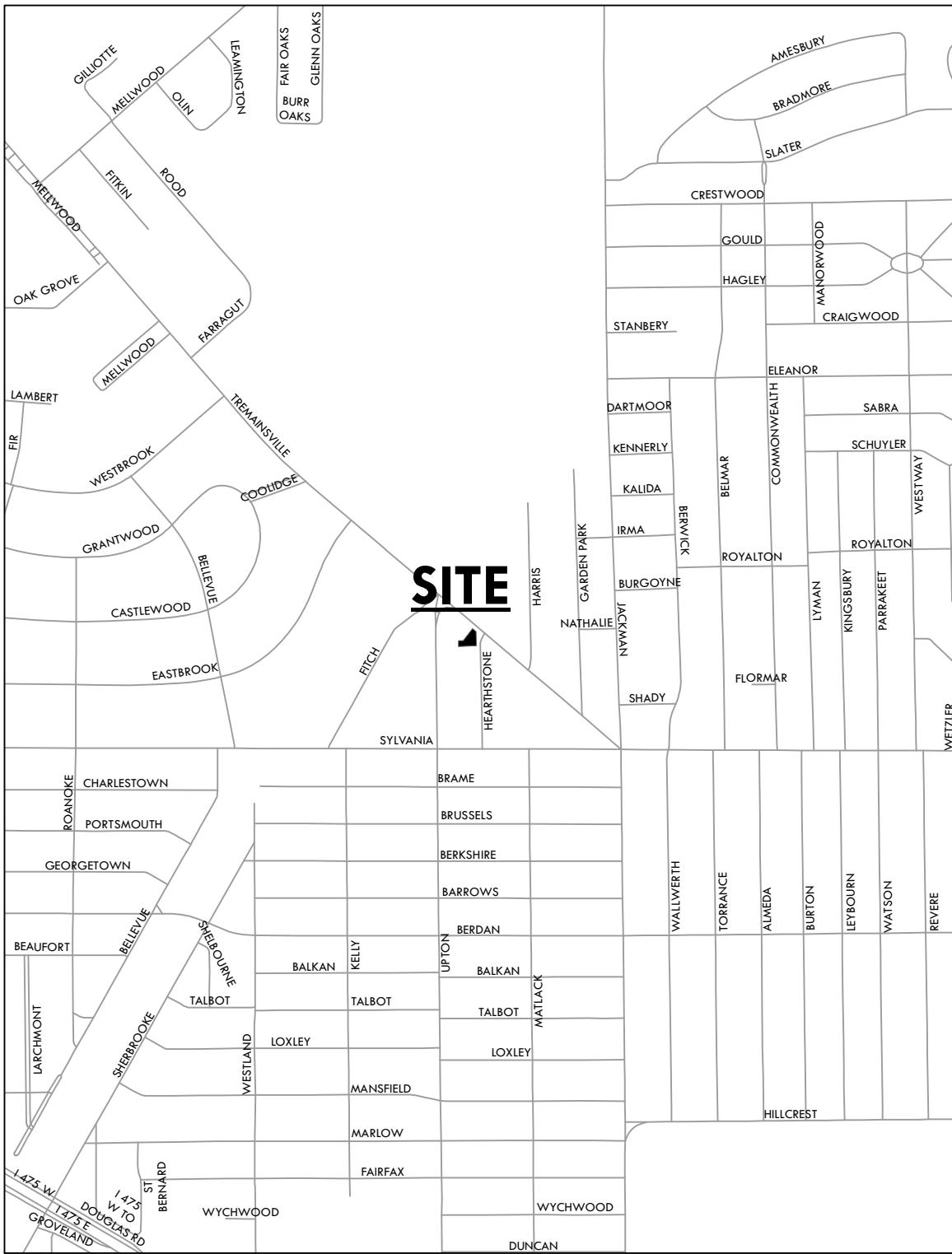
DR

Two (2) sketches follow

GENERAL LOCATION

Z25-0037
ID 40

N
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ZONING & LAND USE

Z25-0037
ID 40

N
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